042.0 Map | 0001 Block | 0004.0 Lot | 1 of 1 CARD | Residential | ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	238,700	/	238,700
USE VALUE:	238,700	/	238,700
ASSESSED:	238,700	/	238,700

PROPERTY LOCATION

No	Alt No	Direction/Street/City
123		WARREN ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	HOUSING CORP OF ARLINGTON
Owner 2:	
Owner 3:	
Street 1:	252 MASS AVE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: N
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	HEALY MICHAEL/ETAL -
Owner 2:	HEALY MARY D -
Street 1:	123 WARREN STREET
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 8,876 Sq. Ft. of land mainly classified as Housing Corp with a Multi-Garden Building built about 1910, having primarily Vinyl Exterior and 2916 Square Feet, with 2 Units, 2 Baths, 1 3/4 Bath, 0 HalfBath, 13 Rooms, and 6 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
114	8876.000	95,900	5,500	137,300	238,700
Total Card	0.204	95,900	5,500	137,300	238,700
Total Parcel	0.204	95,900	5,500	137,300	238,700

Source: Market Adj Cost | Total Value per SQ unit /Card: 81.87 | /Parcel: 81.87

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct: 28794
GIS Ref:
GIS Ref:
Insp Date: 11/29/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 042.0-0001-0004.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	114	FV	113,100	5500	8,876.	274,500	393,100	393,100	Year End Roll	12/18/2019
2019	114	FV	83,900	5500	8,876.	583,300	672,700	672,700	Year End Roll	1/3/2019
2018	104	FV	83,900	5500	8,876.	425,500	514,900	514,900	Year End Roll	12/20/2017
2017	104	FV	78,800	5500	8,876.	370,600	454,900	454,900	Year End Roll	1/3/2017
2016	104	FV	78,800	5500	8,876.	315,700	400,000	400,000	Year End	1/4/2016
2015	104	FV	70,300	5500	8,876.	308,800	384,600	384,600	Year End Roll	12/11/2014
2014	104	FV	70,300	5500	8,876.	253,900	329,700	329,700	Year End Roll	12/16/2013
2013	104	FV	73,100	5500	8,876.	241,600	320,200	320,200		12/13/2012

!3509!

PRINT: Date 12/10/20 | Time 18:44:36

LAST REV: Date 03/19/20 | Time 11:48:32 | mmcmakin

PAT ACCT.: 3509

USER DEFINED

Prior Id # 1:	28794
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT:

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
HEALY MICHAEL/E	43965-262		10/26/2004		600,000	No	No		
	25333-185		5/9/1995		80,000	No	No		A

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
4/4/2013	485	Re-Roof	10,500	C				

ACTIVITY INFORMATION

Date	Result	By	Name
11/29/2018	MEAS&NOTICE	HS	Hanne S
6/12/2013	Info Fm Prmt	EMK	Ellen K
4/13/2009	Measured	197	PATRIOT
3/29/2000	Inspected	264	PATRIOT
2/29/2000	Measured	268	PATRIOT
8/25/1993		KT	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
114	Housing Corp		8876		Sq. Ft.	Site		0	80.	0.19	1			Restric	-75					137,257						137,300	

Total AC/HA: 0.20376 | Total SF/SM: 8876 | Parcel LUC: 114 | Housing Corp | Prime NB Desc: ARLINGTON | Total: 137,257 | Spl Credit | Total: 137,300

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2H - 2 & 1/2 Sty		
(Liv) Units:	2	Total:	2
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BLUE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1910	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:	1 - Drywall		%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet		%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Average
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	1	Rating:	Fair

OTHER FEATURES

Kits:	2	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:	X - Restricted	80.	%
Special:			%
Override:			%
	Total:	86.2	%

CALC SUMMARY

Basic $ / SQ:	170.00
Size Adj.:	1.01014400
Const Adj.:	0.99989998
Adj $ / SQ:	171.707
Other Features:	118300
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	694799
Depreciation:	598916
Depreciated Total:	95882

COMMENTS

OTHER FIX=SINK IN BMT.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	13	BRs:	6	Baths:	2	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	8	4	
1	5	2	
Totals			
2	13	6	

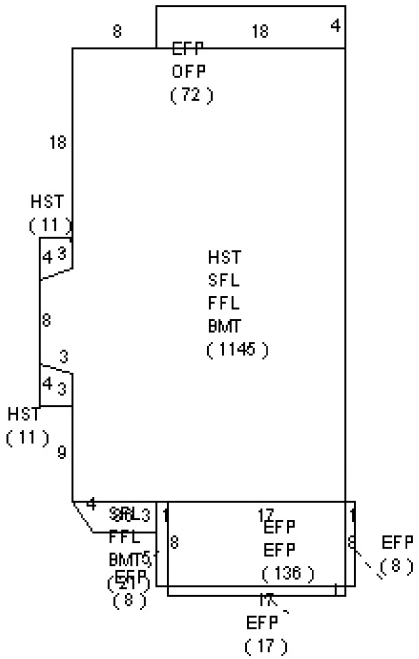
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	171.71
Special Features:	0	Val/Su Net:	21.17
Final Total:	95900	Val/Su SzAd	32.89

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,166	51.510	60,063
FFL	First Floor	1,166	171.710	200,211
SFL	Second Floor	1,166	171.710	200,211
HST	Half Story	584	171.710	100,191
EFP	Enclos Porch	377	34.440	12,985
OFP	Open Porch	72	39.410	2,838

Net Sketched Area:	4,531			Total:	576,499
Size Ad	2915.5	Gross Are	5114	FinArea	2916

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

042.0-0001-0004.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	20X22	A	AV	1920	20.68	T	40	114			5,500			5,500

More:	N	Total Yard Items:	5,500	Total Special Featues:		Total:	5,500

IMAGE

AssessPro Patriot Properties, Inc